



PLANNING COMMISSION AGENDA REPORT

VI. 2

MEETING DATE: JUNE 26, 2006

ITEM NUMBER:

SUBJECT: REVIEW OF PLANNING STAFF ZONING APPROVAL
2264 MEYER PLACE

DATE: JUNE 15, 2006

FOR FURTHER INFORMATION CONTACT: HANH TRAN, ASSISTANT PLANNER (714) 754-5640

DESCRIPTION

Request for review of Planning staff's approval of a 1,725 square-foot, second-story addition to an existing, one-story, single-family residence. This item was continued from the meeting of May 22, 2006.

APPLICANT

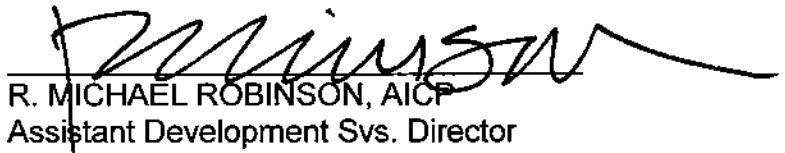
The review was requested by Vice Chair Donn Hall. The project applicant is Oscar Carbajal, representing the property owner, Juan Dominguez Perez.

RECOMMENDATION

Uphold, reverse, or modify Planning staff's approval, by adoption of Planning Commission resolution.



HANH TRAN
Assistant Planner



R. MICHAEL ROBINSON, AICP
Assistant Development Svs. Director

BACKGROUND

On May 22, 2006, Planning Commission reviewed and continued this item to allow Code Enforcement to verify neighbor allegations that the property was being used in an illegal manner. The item was also continued to allow the property owner to revise the plans, eliminating the second-story windows on the south elevation.

ANALYSIS

Attached is the memo prepared by Code Enforcement describing the results of their investigation. Based on the site inspection, there was no evidence of people living in the garage or excess numbers of people living inside the residence. The property owner had enclosed an open patio, and plumbing for a second kitchen appeared capped-off for many years. The second kitchen and the patio will be removed as part of the proposed project.

At the Commission's request, the property owner has eliminated the second-story windows on the south side of the residence; however, should the Commission wish, the second-story windows may be approved with the bottom windowsills at a higher elevation – six feet above the second floor, to minimize direct views on the south neighbor's residence.

ALTERNATIVES

The Commission has the following alternatives:

1. Approve the project with the condition that the bottom of the second-floor window sills on the south elevation be at minimum six feet above the second floor level;
2. Approve the project without second-floor windows on the south side of the residence; or
3. Overturn staff's approval and deny the project, which would prohibit the applicant from obtaining a building permit.

CONCLUSION

In staff's opinion, the proposed addition complies with the Zoning Code and Residential Design Guidelines. Privacy concerns of the south neighbor should also be minimized with the bottom of the second-story windowsills raised at least six feet above the second-floor level.

Attachments: Draft Planning Commission Resolution
Exhibit "A" Draft Findings
Exhibit "B" Draft Conditions of Approval
Code Enforcement Memo
Staff report from Planning Commission meeting of May 22, 2006
Revised Plans

cc: Deputy City Manager - Dev. Svs. Director
City Engineer
Fire Protection Analyst

Staff (4)
File (2)

Oscar Carbajal
2122 South Grand Avenue #A
Santa Ana, CA 92705

Juan Dominguez Perez
2264 Meyer Place
Costa Mesa, CA 92627

Carl Todd
2270 Meyer Place
Costa Mesa, CA 92627

Park Wilson HOA
624 West Wilson Street #B2
Costa Mesa, CA 92627

File Name: 062606B0502486Review	Date: 05/08/06	Time: 10:25 a.m.
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RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA UPHOLDING STAFF ZONING
APPROVAL FOR A SECOND-STORY ADDITION AT 2264
MEYER PLACE**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Oscar Carbajal, authorized agent for Juan Dominguez Perez, owner of the real property located at 2264 Meyer Place, requesting approval to construct a 1,725 square-foot, second-story addition to a single-family residence; and

WHEREAS, Planning staff issued a letter of approval on April 26, 2006; and

WHEREAS, on April 28, 2006, Vice Chair Donn Hall called up staff's approval for review by the Planning Commission; and

WHEREAS, on May 22, 2006, the Planning Commission conducted a review of the project and continued the project to a later date; and

WHEREAS, on June 26, 2006, the Planning Commission held a continued hearing on this project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** the second-story addition with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for Planning staff's approval at 2264 Meyer Place. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation.

PASSED AND ADOPTED this 26th day of June, 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 26, 2006, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development and use is compatible and harmonious with uses on surrounding properties because as conditioned by Planning staff, the residence complies with the Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The residence conforms to all development standards and the residential design guidelines. Specifically, the second-story area does not exceed 80% of the first floor area (72% is proposed) and the second story complies with building setbacks. The residence also incorporates variation in building heights and forms, as well as variation in the depth of the floor plans to alleviate building mass. Privacy impacts on adjoining properties will be minimized due to the location and setback of the second story windows and balcony from abutting properties.
 2. Safety and compatibility of the design of the buildings, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project is consistent with the General Plan and Zoning Designation for the property because only one dwelling unit will be developed on the property.
 4. The proposed development satisfies the City's Residential Design Guidelines.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

1. The north elevation plan shall be revised to show that the second-story bedroom windowsill is at minimum five feet above the second-floor level.
2. The south elevation plan shall be revised to show that the second-story bedroom windowsills are at minimum six feet above the second-floor level; otherwise, second-story windows are not permitted on the south side of the residence.
3. Any future second-floor windows shall be reviewed and approved by the Planning Division prior to installation. The windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring properties, and to minimize visibility into abutting residential side and rear yards.

City of Costa Mesa

Inter Office Memorandum

To: Planning Commission
From: Jim Golfos, Chief of Code Enforcement
Date: 05-25-06
Subject: 2264 MEYER PLACE



Attached you will find the results of our investigation regarding the use of 2264 Meyer Place.

Mr. Perez allowed Code Enforcement Officer Ed Roberts and Building Inspector Gary Hook into the residence for an in depth inspection. The investigation found no evidence of people living in the garage or of an excess number people living inside the residence (see attached report and photographs). As the building permit for the utility room is some 46 years old, there is some question as to what additions to the residence were permitted.

Code Enforcement will keep the case open until the Planning Commission makes a decision on the proposed second story addition.

If the second story is approved, the additions in question will be removed for the new construction, and will no longer be an issue. Should the project be denied, Code Enforcement, along with our Building Division, will make every effort to determine what exactly was permitted in 1960, and take the appropriate action.

Should you have any further questions, please do not hesitate to contact me at (714) 754-4952.

cc: Kimberly Hall Barlow, City Attorney

City of Costa Mesa

Inter Office Memorandum

To: Jim Golfos, Chief of Code Enforcement
From: Ed Roberts, Code Enforcement Officer
Date: 05.25.2006
Subject: 2264 Meyer Place

Jim:

This memo is a synopsis of Code Enforcement case #CD6-0813. This case pertains to the property located at 2264 Meyer Place. As you are aware two complaints were brought to the attention of Code enforcement via electronic mail. The complainant alleged that the owner of 2264 Meyer Place (Juan Perez) has converted his garage illegally to living space and has converted other rooms into boarding space.

The property file shows four previous complaints with the Code Enforcement Section dating back to 2002. All prior complaints filed against the house dealt specifically with the storage of a commercial tow truck being parked in a residential zone. The tow truck has since been removed from the area and those cases are closed with compliance being achieved. Case #CD6-0813 was opened in response to these complaints.

I am actively investigating the complaint and will provide you with information and updates as they become available. Case #CD6-0813 will remain open until the planning commission has made a finding.

Should you require additional information, the Code enforcement case file is complete with photographs depicting the violations and my observations. Please contact me should you require further information.

Case Progression

Date	Action
05/16/2006	Complaint received by Jim Golfos through the Planning Commission.
05/16/2006	Assigned to Code Enforcement Officer Ed Roberts
05/16/2006	Case #CD06-0813 opened and the properties background work being investigated.
05/17/2006	Roberts made contact with the property owner and requested to inspect the interior to substantiate allegations. Mr. Perez requested Roberts contact him at the end of the day in order to schedule an inspection of the garage and the interior of the house.
05/18/2006	Roberts stopped by the residence in order to make contact with the owner. No contact or answer made at the door.
05/22/2006	Roberts Mailed Notice of Violation to the property owner (Juan Perez) requesting contact and requesting entry.
05/22/2006	Photographs of the residence and the exterior received through email from the reporting party. These were inserted into the City file.
05/22/2006	Planning Commission hearing continued to the meeting falling on 06/26/2006. Jim Golfos requests Roberts provide him a case update prior to the meeting.
05/23/2006	Roberts contacted Mr. Perez via telephone and established an inspection date and time. The date was set for 05/24/2006 at 3:00 p.m.

05/24/2006

Code Enforcement Officer Roberts and Building Inspector Gary Hook met with Mr. Perez at 2264 Meyer Place. A consent to enter form was signed by the property owner. Roberts and Hook inspected the interior of the property and noted the following:

- 1) The two-car garage of the residence has one car stall occupied with a makeshift storage area. The owner has used shelving and a bookcase to form an impromptu enclosure. Building Inspector Hook opined that the walls could be dismantled very easily. File cabinets and office material were observed within but no bedding or living materials were observed. (Photographs taken and inserted in the Code Enforcement file)
- 2) The service porch/game room as described in City of Costa Mesa Building Permit #11466 from the year 1960, appears to be a general-purpose room. No evidence was visible of any bedding or living related items. A cabinet and counter were observed in the room but did not contain an operable stove/range or other cooking items. Roberts and Hook observed what appear to be terminated service lines coming from the exterior to the interior of the room. (Photographs were taken and inserted in the Code Enforcement file.
- 3) Roberts and Hook toured the interior of the home along with the homeowner (Juan Perez). Roberts did not observe any evidence of a boarding house condition. Mr. Perez stated he has seven children along with a wife and relatives who stay at the residence frequently. Per Mr. Perez all rooms within the residence are occupied by family members. Most rooms contained a single bed within. Roberts did note that one bedroom appeared to have three beds occupied possibly by juveniles.



PLANNING COMMISSION AGENDA REPORT

III.2

MEETING DATE: MAY 22, 2006

ITEM NUMBER:

SUBJECT: REVIEW OF PLANNING STAFF ZONING APPROVAL
2264 MEYER PLACE

DATE: MAY 11, 2006

FOR FURTHER INFORMATION CONTACT: HANH TRAN, ASSISTANT PLANNER (714) 754-5640

PROJECT DESCRIPTION

Request for review of Planning staff's approval of a 1,725 square-foot, second-story addition to an existing, one-story, single-family residence.

APPLICANT

The review was requested by Vice Chair Donn Hall. The project applicant is Oscar Carbajal, representing the property owner, Juan Dominguez Perez.

RECOMMENDATION

Uphold, reverse, or modify Planning staff's approval, by adoption of Planning Commission resolution.

HANH TRAN
Assistant Planner

KIMBERLY BRANDT, AICP
Acting Assistant Development Svs. Director

PLANNING ZONING REVIEW SUMMARY

Location: 2264 Meyer Place Plan Check Number: B05-02486

Request: Construct a 1,725 sq. ft. second-story addition.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R1</u>	North: <u>R1 Single Family Residence</u>
General Plan: <u>Medium Density Residential</u>	South: <u>R2-MD Residential Condominium</u>
Lot Dimensions: <u>Irregular</u>	East: <u>R1 Single Family Residence</u>
Lot Area: <u>6,178 sq. ft.</u>	West: <u>R1 Single Family Residence</u>
Existing Development: <u>A single-family residence with an attached two-car garage.</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>City Requirement</u>	<u>Proposed/Provided</u>
Lot Size:	6,000 sq. ft.	6,178 sq. ft.
Density:		
General Plan	1 du:3,000 sq. ft.	1 du:6,178 sq. ft.
Zone	1 du:6,000 sq. ft.	
Building Coverage:		
Building – existing residence		29% (1,762 sq. ft.)
Building – residence addition		2% (120 sq. ft.)
Building – proposed garage		8% (520 sq. ft.)
Driveway		9% (531 sq. ft.)
Total – lot coverage		47% (2,933 sq. ft.)
Open Space:	40% (2,471 sq. ft.)	53% (3,245 sq. ft.)
2 nd -to-1 st floor ratio ¹	80% x 2,402 sq. ft. = 1,922 sq. ft.	72% (1,725 sq. ft.) ²
Building Height:	2 stories/27 ft.	2 stories/23 ft.
Chimney Height:	29 ft.	21 ft.
Setbacks:		
Front	20 ft.	20 ft.
Side (left/right) – 1 story	5 ft./5 ft.	6 ft./5 ft.
Side (left/right) – 2 nd story ¹	5 ft./5 ft.	9 ft./8 ft.
Rear	5 ft. ³	21 ft.
Parking:		
Covered	2	2
Open	2	2
TOTAL	4	4

¹ Residential Design Guideline

² Includes 89 square-foot, second-story balcony

³ Rear abutting an alley

CEQA Status Exempt, Class 1, Existing Facilities
 Final Action Planning Commission

BACKGROUND

On April 26, 2006, Planning staff approved building plans for construction of a 1,725 square-foot, second-story addition to an existing, one-story, single-family residence. Based on neighborhood concerns, Planning Commission Vice Chair Donn Hall called up staff's approval on April 28, 2006, for Planning Commission review.

ANALYSIS

The proposed addition complies with the Residential Design Guidelines. Specifically, the second-floor area does not exceed 80% of the first floor area (72% is proposed) and the second story complies with building setbacks. Furthermore, the residence incorporates variation in building heights and forms, as well as variation in the depth of the floor plans to alleviate building mass. As a result, the second story was not subject to a minor design review by the Zoning Administrator. Staff reviewed and approved the proposed addition in plan check and sent notices to adjoining property owners as required by the Residential Design Guidelines.

The adjoining neighbor to the south is concerned that the proposed second-story windows would adversely impact his privacy. Staff believes that privacy impacts on adjoining properties would be minimal because of the proposed location and setback of the second-story windows and balcony. The second-story balcony will be nine feet from the north property line (left side of lot) and 35 feet from the south property line (right side of lot). A six-foot high wall will be required on the north side of the balcony to minimize direct views onto the adjoining neighbor's back yard. The second-story windows along the north and south sides of the residence will be nine feet and eight feet away from the north and south property lines, respectively. The bedroom windows on both sides may have views overlooking the neighbors' yards. Consequently, staff required the plans be revised to provide clerestory windows for the second-story bedroom windows on the north and south elevations. Staff is of the opinion that the bathroom windows will not impact the neighbors and the project design and changes protect the neighbors' privacy.

GENERAL PLAN CONFORMITY

The General Plan designation for the property is Medium Density Residential, which allows a maximum density of one dwelling unit per 3,000 square feet of lot area; however, the property is zoned R1, which allows a maximum density of one dwelling unit per lot, on minimum 6,000 square-foot lot area. The site contains one dwelling unit on a 6,541 square-foot lot, consistent with both the General Plan and Zoning designations.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301, for Existing Facilities.

ALTERNATIVES

The Commission has the following alternatives:

1. Uphold staff's approval, which would allow the applicant to make the corrections recommended by Planning staff and obtain a building permit;
2. Overturn staff's approval and deny the project, which would prohibit the applicant from obtaining a building permit; or
3. Approve the project with modifications.

CONCLUSION

In staff's opinion, the proposed addition with the corrections noted by staff, complies with the Zoning Code and Residential Design Guidelines. Therefore, staff recommends approval of the project.

Attachments: Draft Planning Commission Resolution
Exhibit "A" Draft Findings
Exhibit "B" Draft Conditions of Approval
Review Form
Neighbor Opposition Letters
Zoning Approval Letter
Photographs of the site
Zoning/Location Map
Plans

cc: Deputy City Manager - Dev. Svs. Director
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Oscar Carbajal
2122 South Grand Avenue #A
Santa Ana, CA 92705

Juan Dominguez Perez
2264 Meyer Place
Costa Mesa, CA 92627

Carl Todd
2270 Meyer Place
Costa Mesa, CA 92627

Park Wilson HOA
624 West Wilson Street #B2
Costa Mesa, CA 92627

City of Costa Mesa

Interoffice Memorandum

To: Planning Commission
From: Hanh Tran, Assistant Planner *HT*
Date: May 22, 2006
Subject: RESPONSE TO PUBLIC COMMENTS FOR 2264 MEYER PLACE

This memo is prepared in response to two e-mails the Planning Commission received.

In the e-mail dated May 16, 2006, Jay Buzz claimed that the subject property has an illegal second dwelling unit. He questioned the ability to have the second unit, especially without additional parking. Building permits have been issued in the past to add a game room, laundry/service room, and a patio cover; the following is the building permit history for the site:

Date	Permit No.	Description	Area (sq. ft.)
1958	7701	Construction of the residence and attached garage.	1,365 ¹
1960	11466	Game room, laundry/service room, and covered patio additions.	349 sq. ft. ^{2,3}
		Total	1,714 sq. ft.
		Tax Assessor	1,665 sq. ft.
		Applicant Provided (first floor including garage)	1,762 sq. ft.

¹ Does not include garage ² Based on scaled plans submitted by applicant ³ Does not include covered patio

Staff cannot verify the claim that a second unit exists on the property because the City does not have the authority to enter a private property without the property owner's permission. The building drawings approved by Planning staff shows a single-family home (one kitchen) with more parking proposed than required by Code (2 garage spaces and 2 open parking spaces in the driveway required; 3 garage spaces and 3 open parking spaces in the driveway proposed). Staff also notes that in the R1 zone, the parking requirement is not related to the number of bedrooms. Specifically, the same number of parking spaces is required for a two-bedroom unit as for a six-bedroom unit.

In an e-mail dated May 17, 2006, Carl Todd inquired about the size of the residence, raised concerns about the number of people living in the residence, and questioned any businesses being conducted from the residence.

Below is a breakdown of the residence's area to clarify how staff arrived at a 2,402 sq. ft. building footprint:

Existing One-Story Residence	1,762 sq. ft.
Existing Garage	341 sq. ft.
Net 1 st floor addition to residence ¹	120 sq. ft.
Proposed addition to garage	179 sq. ft.
Total Building Footprint	2,402 sq. ft.

¹ Some of the existing first floor area will be removed in conjunction with the proposed expansion.

As the Planning Commission is aware, State Law limits the City's ability to restrict the number of people living in a residence. With regards to business operations at the residence, as permitted by Code, the property owner has a home occupation permit for a gardening/contractor business. No business license for vehicle towing exists. In a memo from Code Enforcement dated May 16, 2006, the property owner was cited several times for commercial tow trucks and trash, with the latest citation issued on May 5, 2006. The truck and trash have since been removed.

To reiterate, the proposed plan shows a single-family residence with excess parking and the property will be inspected by the City throughout the construction process to ensure that the project is being built per plan.

cc: Kimberly Brandt, Acting Asst. Dev. Svs. Director
Planning Staff
File (2)

Oscar Carbajal
2122 South Grand Avenue #A
Santa Ana, CA 92705

Juan Dominguez Perez
2264 Meyer Place
Costa Mesa, CA 92627

Attachment: E-mail from Jay Buzz
E-mail from Carl Todd

TRAN, HANH

From: BRANDT, KIMBERLY
Sent: Thursday, May 18, 2006 4:15 PM
To: TRAN, HANH
Subject: FW: 2264 Meyer Place

-----Original Message-----

From: BRANDT, KIMBERLY
Sent: Wednesday, May 17, 2006 9:38 AM
To: 'Bruce Garlich'
Subject: RE: 2264 Meyer Place

Bruce: Let us look into the assertions and I will get back to you.

-----Original Message-----

From: Bruce Garlich [mailto:garlich.bmrof@worldnet.att.net]
Sent: Wednesday, May 17, 2006 8:40 AM
To: BRANDT, KIMBERLY
Subject: Fwd: 2264 Meyer Place

Kim, please advise or ?
Thanks,
Bruce

Begin forwarded message:

> From: Jay Buzz <jbprojectanalysis@yahoo.com>
> Date: Tue May 16, 2006 11:05:55 PM US/Pacific
> To: garlich.bmrof@worldnet.att.net
> Subject: 2264 Meyer Place
>
> 2264 Meyer Place, Costa Mesa
>
> Existing addition was not permitted. It was permitted
> in 1960 for a screened porch. Permit #11466 Not for
> Accessory Apartments. The current owner of 2264 Meyer
> Place converted a screened porch to a rental unit and
> later built an additional room on to it and added a
> kitchenette, which he then converted into two rental
> units.
>
> Has 2264 Meyer Place been paying taxes on the
> additions?
>
> Residential Development Standards Table 13-32 of the
> Costa Mesa Municipal Code under R1 does not indicate
> you can build a room addition to rent out. 2264 has
> built one and is renting it out. If I'm interpreting
> it wrong and 2264 is allowed to build a rental unit in
> a R1 then the code that applies to R2-MD should apply.
> That code states two parking spaces shall be provided
> in addition to those required for the existing
> residence. Open parking, in all cases, shall be
> screened. (See 2.-N. Accessory Apartments and 1.E
> Granny Units/Accessory Apartments).
> No additional parking screened or otherwise has ever
> existed.
>
> Approval for the second story addition should not be

> granted till this matter is addressed. Is the City
> required to investigate alleged fraud? Once the
> building starts, the City will have no way to verify
> any of this. If the City will not address this issue,
> I would like a written reply stating that and the
> reason why.
>
> Please respond to my e-mail address.
>
>
> _____
> Do You Yahoo!?
> Tired of spam? Yahoo! Mail has the best spam protection around
> <http://mail.yahoo.com>
>

TRAN, HANH

From: BRANDT, KIMBERLY
Sent: Wednesday, May 17, 2006 3:40 PM
To: TRAN, HANH; BOUWENS-KILLEEN, WILLA
Subject: FW: REVIEW OF PLANNING STAFF APPROVAL - 2264 MEYER PLACE

Hanh and Willa: I would like to meet on this project sometime tomorrow to discuss this e-mail and the previous one. I am available around 3 pm. if you are!

-----Original Message-----

From: Bruce Garlich [mailto:garlich.bmrof@worldnet.att.net]
Sent: Wednesday, May 17, 2006 3:30 PM
To: BRANDT, KIMBERLY
Subject: Fwd: REVIEW OF PLANNING STAFF APPROVAL - 2264 MEYER PLACE

Kim, FYI. Please advise us on the merits.
Bruce

Begin forwarded message:

> From: Carl David Todd <carldavidtodd@juno.com>
> Date: Wed May 17, 2006 3:15:03 PM US/Pacific
> To: garlich.bmrof@worldnet.att.net, bill.perkins10@sbcglobal.net,
> mamalili@pacbell.net, donnhall@earthlink.net, j.fisler@worldnet.att.net
> Subject: REVIEW OF PLANNING STAFF APPROVAL - 2264 MEYER PLACE
>
> COSTA MESA PLANNING COMMISSIONERS:
>
> Once again I request that final approval of the subject 1,725 sq.ft.
> expansion be denied and I will attempt to summarize my reasons why I
> feel
> such an action is appropriate.
>
> I received a most informative packet from the Planning Division and was
> surprised at some of the data included. The 2nd to 1st floor ratio is
> based upon a figure of 2,402 sq.ft. for the current house size. When
> the
> home was constructed in 1959 by Dike and Colgrove. 2264 Meyer was a
> 3-bedroom house and should have had less area than our home at 2270
> Meyer
> which had 4 bedrooms and less than 1,500 sq.ft. A check at City Hall
> could find no building permits issued for expansion of the more than
> 900
> sq.ft. That appears to have been made without benefit of permit and the
> required inspections to assure a properly constructed and safe
> building.
>
>
> The aerial photo included with the packet, actually taken some time
> ago,
> clearly shows that our house is larger than 2264 Meyer. Our house has
> not been expanded. The photo seems to have been taken before the
> expansion without permit was made. Should approval for this large of
> an
> expansion over uninspected additions be granted?
>
> Another item concerns the approval of the subject expansion without
> consideration of the use to which the expansion will be put. Based
> upon
> observation of what I and other neighbors have witnessed over the last
> few years, it appears that living space has been rented to an estimated
> 12 people. We fear that the large expansion would be used to expand

> the
> number of tenants. While I find that City Code appears to permit such
> rental of up to 3 rooms, if a business license is obtained, a tax is
> paid
> based upon the gross receipts of said business, and proper restrictions
> are met.
>
> I am quite familiar with the restrictions that were explained to me at
> the time it was necessary for me to move my consulting business from my
> office in the South of Costa Mesa to my home because of health. As
> they
> should be, the licensing group was concerned about the effect my
> business
> would have upon my neighbors in this R-1 zone. Of particular concern
> was
> that I would not unduly affect the parking situation, or have a lot of
> delivery and client traffic. For me that was easy and reasonable. I
> would have visits from my clients only once or twice a month, as well
> as
> only an occasional U.P.S. truck or Federal Express probably once a
> week.
> I was granted a license.
>
> As far as I know, no business license has been granted to 2264 Meyer
> for
> rentals, for the towing business evidenced by two tow trucks parked in
> front of my house until just recently, or for what appeared to be a
> used
> car business, and possibly auto repair in the street. The end result
> is
> that the owner of 2264 Meyer has intentionally avoided the restrictions
> designed to protect our neighborhood. This has caused excessive
> parking
> which typically consume all available curb parking for the entire
> section
> of Meyer Place between Wilson and Joann, as well as a considerable part
> of the East end of Darrell Street. From my experience, a business
> license would not have been issued on the basis of parking alone.
>
> Approval of the expansion causes us as well as just about all our
> neighbors to fear that the situation will be exacerbated by the
> approval
> and construction of the expansion. As if the likelihood of more
> parking
> spaces by the occupants of 2264 Meyer is not enough, I notice from the
> drawings included with the packet that an addition to the driveway of
> about 10 feet will take away another parking space or two from an
> already
> scarce availability.
>
> I therefore request that approval be denied for the proposed expansion
> unless the owner submits an agreement, signed under penalty of perjury,
> that no unlicensed business be operated out of 2264 Meyer, and any
> licenses business meet all normal restrictions for a business operated
> in
> a home in a R-1 zone, especially in regard to effects of parking in the
> neighborhood. While disapproval of the expansion would not solve our
> current problem, at least it would not permit it to become worse. For
> that we thank you.
>
> While I regret that my health will not permit me to attend the appeal
> meeting Monday night, I expect the neighborhood will be well
> represented.
>
> Sincerely,
> Carl David Todd, P.E.
> CarlDavidTodd@juno.com

> 2270 Meyer Place
> (949) 642-2230
>

City of Costa Mesa

Inter Office Memorandum

To: Planning Commission

From: Jim Golfos, Chief of Code Enforcement

Date: 05-16-06

Subject: 2264 Meyer Place

Commissioners:

Pursuant to your inquiry, I have researched the above property for Code violations. The following is a summary of my findings:

1. 01-22-02 Case C02-0291 Commercial tow truck. Three citations issued, referred to City Attorney, truck removed.
2. 08-26-03 Case C03-2690 Commercial tow truck and trash. Violation Notice issued, truck and trash removed.
3. 12-31-03 Case C03-3962 Commercial tow truck. Owner cited truck removed.
4. 05-05-06 Case CD-06-0763 Commercial tow truck. Violation Notice issued, truck removed.

Code Enforcement has never received a complaint of an excessive number of people living in this residence. Our Zoning Code does allow any resident to have as many as three (3) boarders in an R1 zone, but as a practical matter, as well as through several court decisions, the number of persons living in a residence is unenforceable by the City.

The Code is enforceable with respect to any persons living in a garage. To date, we have not received any complaints regarding people living in the garage, however, I will assign an officer to monitor this residence in an effort to ascertain whether or not this is occurring.

With respect to street parking, the streets surrounding this residence are public and may be used by any one to park a vehicle. If a vehicle is legally parked, no laws are broken.

Should you have any further questions, please do not hesitate to contact me at (714) 754-4952.

Respectfully submitted,

Jim Golfos
Chief of Code Enforcement

C: Kimberly Hall Barlow, City Attorney

FROM :

FAX NO. :

Apr. 28 2006 03:38PM P1

FROM : CITY OF COSTA MESA

FAX NO. : 714 754 4856

Apr. 28 2006 03:37PM P2

CITY OF COSTA MESA
P. O. Box 1200
Costa Mesa, CA 92628-1200

FEE: \$ -0-

APPLICATION FOR REVIEW, APPEAL OR REHEARING

Applicant Name Vice Chair Donn Hall
Address P.O. Box 1200 Costa Mesa 92628-1200
Phone (714) 754-5245 Representing* N/A

REQUEST FOR: ☒ REVIEW** ☐ APPEAL ☐ REHEARING

Decision of which review, appeal or rehearing is requested: (give number of reasons, zone exception, ordinances, etc., if applicable, and the date of the decision, if known.) Building Plan Check B05-02486
(2264 Meyer Place) April 28, 2006

Decision by: _____ Reasons for requesting review, appeal or rehearing: Would like Planning
Commission to review this item.

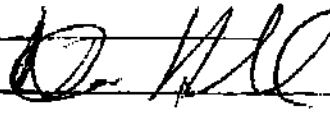
*

Date:

4/28/06

Signature: *

*



For office use only - do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
If review, appeal or rehearing is for person or body other than City Council/Planning
Commission, date of hearing of review, appeal or rehearing:

* If you are serving as the agent for another person, please identify the person you represent and provide proof of agency.
** Review may be requested only by City Council or City Council Member
Costa Mesa/Form 1/Application for Review-Appeal-Rehearing

Judith Zumwalt

From: "Judith Zumwalt" <Judithaz@comcast.net>
To: <bill.perkins10@sbcglobal.net>
Sent: Friday, April 28, 2006 1:40 PM
Subject: Fw: Zoning Approval at 2264 Meyer Place, Costa Mesa

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES

MAY - 1 2006

Mr Perkins

I am writing to you to complain about the approval of a house addition to the above address. This house already rents out rooms to many people, so many I am unable to count who lives there. Last year there was a fire behind their house in the middle of the night. When the fire was put out and it was safe for the people at 2264 Meyer to go back into their home, 12 people walked back into the house. With this new addition they will be renting to a whole lot more people. Our neighborhood had no parking problems until the owner of this house moved in. Now the parking problems in our neighborhood are huge, they buy cars fix them on the street put signs on them put them up for sale, not to mention the cars for all the people who live there. This parking problem has flowed over to my street 632 Darrell Street.

I understand Santa Ana has a permit parking system in place for their residents, if this add on is approved we will need a system like that just to put out our trash cans out on trash day and find a place to park in front of our own houses. He will be running a Hotel with no license and adding unbelievable parking problems to our neighborhood. I have a internet business and had to get signed off for parking effecting my neighbors. I understand to contest this I have to pay a fee of \$625, that does not seem fair to me. The deadline is May 3, 2006. Please help.

I am hoping you can do something to help us save our neighborhood by helping us deny this add on. Thank you.

Judith Zumwalt
632 Darrell Street
Costa Mesa Ca 92627
949-642-9499

Judith Zumwalt

From: "Carl David Todd" <carldaviddodd@juno.com>
To: <garlich.bmrof@worldnet.att.net>; <bill.perkins10@sbcglobal.net>; <mamafili@pacbell.net>;
 <donnhall@earthlink.net>; <fisler@worldnet.att.net>
Sent: Friday, April 28, 2006 11:08 AM
Subject: ZONING APPROVAL - EXPANSION OF 2264 MEYER PLACE

RECEIVED
 CITY OF COSTA MESA
 DEVELOPMENT SERVICES

MAY - 1 2006

Bill Perkins
 Donn Hall
 Eleanor Egan
 James Fisler
 Bruce Garlich

I have just received a notification that my next door neighbor has been tentatively approved for an extensive 1,725 square-foot expansion. I fear that you may have been a bit hasty in approving the project and not considered all of the factors.

While I appreciate your consideration of our privacy in connection of placement of windows, there is a much greater impact on me and my neighbors. Supposedly this area is zoned for single family residences, yet I have reason to believe that this has been violated for some time in the house next door and the subject residence of proposed expansion. I base this on the number of adult males I see continually entering and exiting the residence and the large number of vehicles which soak up just about every curb parking space on both Meyer Place and Darrell Street which intersect in front of my house at 2270 Meyer. It is a very rare event if there is a single curb parking space in front of my house or along Meyer Place. If my neighbor is renting rooms, is this not in violation of Costa Mesa City Code for single family residence?

My current concern is that the proposed expansion will more than double the living area and that will be likely used for renting more rooms with more cars jammed into an already parking overloaded area.

My wife and I have owned and occupied 2270 Meyer Place for more than 46 years. We are both retired and live on Social Security. We cannot view this proposed expansion as anything but harmful to us and our other neighbors. I therefore request that you consider the additional facts that I have discussed above, investigate as necessary to assure there is no code violation, and rescind your approval of the proposed expansion.

Thank you for your careful consideration to my request.

Sincerely,



Carl David Todd, P.E.
 CarlDavidTodd@juno.com
 2270 Meyer Place
 (949)642-2230

2264 Meyer Place
B05-02486

David & Carol Coffin
624 Wilson Street #B2

The property owners are concerned that the proposed second-story windows will have direct views into their home and front patio area.

4/27/06 HT (via phone & counter)



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92626-1200

DEVELOPMENT SERVICES DEPARTMENT

OFFICIAL PUBLIC NOTICE OF ZONING APPROVAL

April 26, 2006

**RE: ZONING APPROVAL OF BUILDING PLAN CHECK NO. B05-02486
2264 MEYER PLACE, COSTA MESA**

The Planning Division has completed its review of the above-referenced project. Based on the following project description, the project has been approved.

PROJECT DESCRIPTION:

The applicant proposes to construct an approximately 1,725 square-foot, second-story addition in conjunction with a first-floor addition to an existing, one-story, single-family residence. A minor design review is not required because the proposed second floor satisfies the City's Residential Design Guidelines. Privacy of the adjoining residences would not be impacted because of the proposed second-floor window locations and setbacks. The second-story windows along the south side of the residence will have views overlooking the right neighbor's front yard. A condition has been included requiring the rear-most, second-floor bedroom window on the north side of the residence, to be clerestory, or raised a minimum 5 feet above the second-floor to minimize privacy impacts to the northerly residence.

The zoning approval will become final at 5 p.m. on May 3, 2006 (seven days from the date of this letter) unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee), or is called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this notice, please feel free to contact the project planner, Hanh Tran, at (714) 754-5640.

Distribution:

File

Juan Dominguez Perez
2264 Meyer Place
Costa Mesa, CA 92627

Carl Todd
2270 Meyer Place
Costa Mesa, CA 92627

Park Wilson HOA
624 West Wilson Street #B2
Costa Mesa, CA 92627

28

2264 MEYER PLACE

AERIAL PHOTO



Legend

- ☒ Selected Features
- ☐ Parcel Addresses
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels



ZONING MAP

Selected Features

Parcel Address

Street Names

Parcel Lines

City Boundary

Zoning

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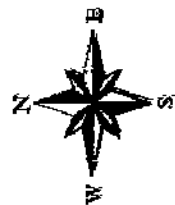
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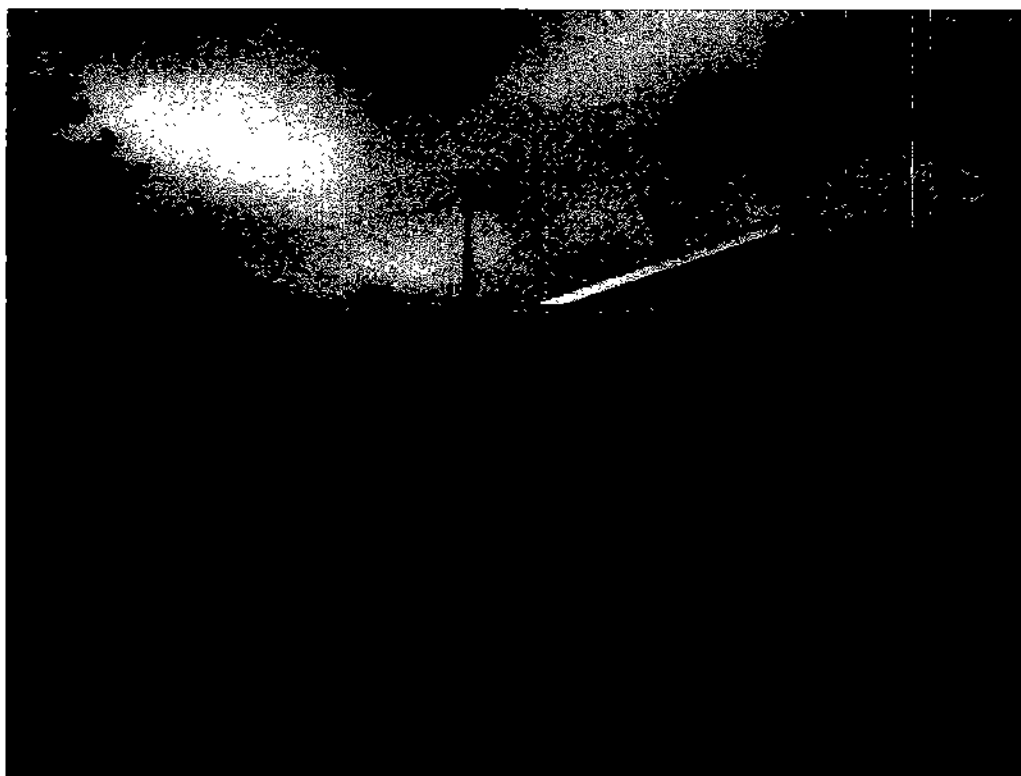
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624 W. Wilson ↑



2264
Meyer
Place →

← 624 W. Wilson
Condos

2264
Meyer Place
└→



2nd story of 624 W. Wilson (condos)

5/2/06

JUAN PEREZ RESIDENCE

HOME ADDITION

2264 MESA PLACE COSTA MESA, CALIFORNIA

ARCHITECTURAL AND ENGINEERING DESIGN
2122 S. GRAND AVE. SUITE A
BAY AREA, CA 94508
TEL: 415-778-1100
WWW.AEDESIGN.COM

ASSOCIATE ARCHITECT
AND
ENGINEER
2122 S. GRAND AVE. SUITE A
BAY AREA, CA 94508
TEL: 415-778-1100
WWW.AEDESIGN.COM

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT
JUN - 2 2006

PROPOSED SECOND STORY ADDITION
JUAN'S RESIDENCE
COSTA MESA, CALIFORNIA

JOB NO. 05-104
DATE 05-08-05
BY 02

SHEET TITLE
EXISTING FLOOR PLAN

33

PROJECT TEAM

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JUAN'S RESIDENCE
COSTA MESA, CALIFORNIA

JOB NO. 05-104
DATE 05-08-05
BY 02

SHEET TITLE
EXISTING FLOOR PLAN

33

PROJECT TEAM

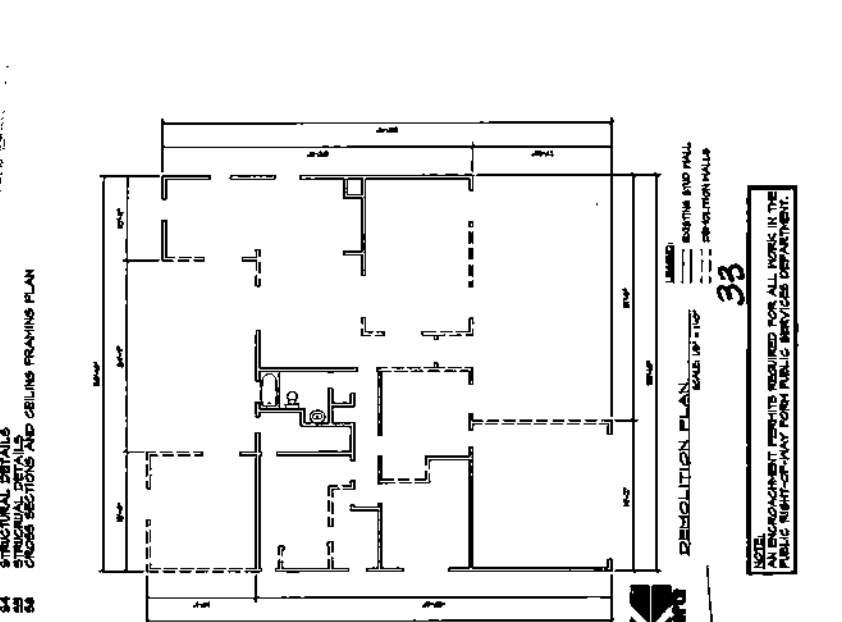
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JUN - 2 2006
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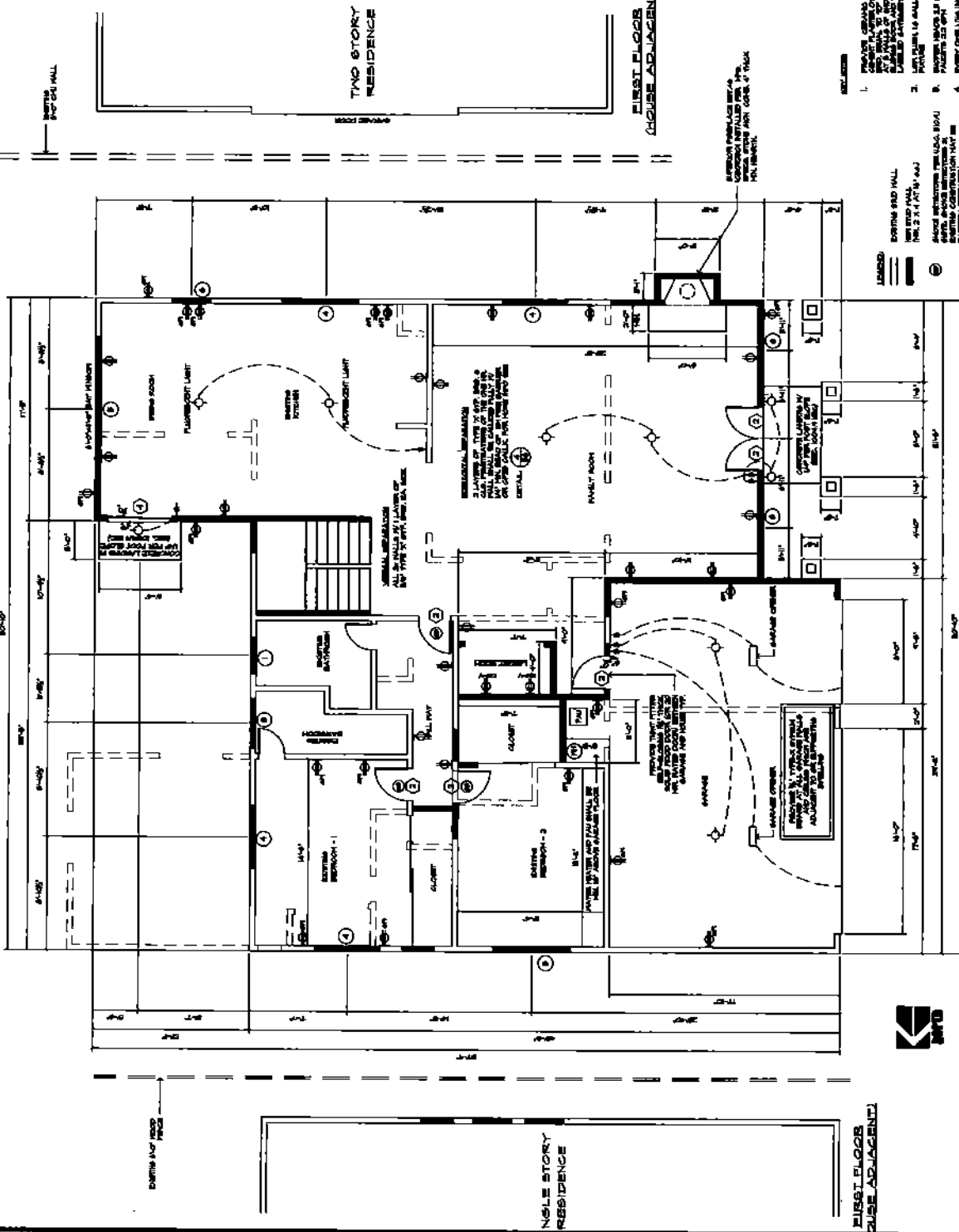
- SHEET INDEX**
- EXISTING FLOOR PLAN (DEMOLITION SHOWN) AND NOTES
SITE PLAN AND NOTES
PROPOSED SECOND FLOOR PLAN
ROOF LAYOUT (VENTS SHOWN)
ELEVATIONS AND DETAILS
STRUCTURAL NOTES
FOUNDATION PLAN AND DETAILS
FLOOR PLAN AND ROOF FRAMING PLAN
STRUCTURAL DETAILS
CROSS SECTIONS AND CEILING FRAMING PLAN
1. EXISTING FLOOR PLAN (DEMOLITION SHOWN) AND NOTES
2. SITE PLAN AND NOTES
3. PROPOSED SECOND FLOOR PLAN
4. ROOF LAYOUT (VENTS SHOWN)
5. ELEVATIONS AND DETAILS
6. STRUCTURAL NOTES
7. FOUNDATION PLAN AND DETAILS
8. FLOOR PLAN AND ROOF FRAMING PLAN
9. STRUCTURAL DETAILS
10. CROSS SECTIONS AND CEILING FRAMING PLAN

- STRUCTURAL NOTES**
1. ALL NEW FLOORING SHALL HAVE A MINIMUM 5/8" PLATE FOR THE FULL PERIMETER OF THE ROOMS TO BE REMOVED.
2. THE CONTRACTOR SHALL VERIFY AND MAINTAIN THAT ALL THE EXISTING FLOORING IS IN GOOD CONDITION AND IS NOT DAMAGED BY THE REMOVAL OF THE FLOORING. IF THE FLOORING IS DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE FLOORING AT HIS OWN EXPENSE.
3. NO CONSTRUCTION MATERIALS SHALL BE STORED IN THE ROOMS TO BE REMOVED. ALL MATERIALS SHALL BE STORED OUTSIDE THE HOUSE.
4. A PROTECTION FENCE OR BARRIER SHALL BE INSTALLED IN THE ROOMS TO BE REMOVED TO PREVENT ACCESS TO THE WORK AREA. THE FENCE SHALL BE MAINTAINED AT ALL TIMES.
5. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF COSTA MESA FOR THE REMOVAL OF THE FLOORING. THE PERMIT SHALL BE OBTAINED BEFORE ANY WORK BEGINS.
6. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF COSTA MESA FOR THE REMOVAL OF THE FLOORING. THE PERMIT SHALL BE OBTAINED BEFORE ANY WORK BEGINS.
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- DEMOLITION PLAN**
- SCALE 1/8" = 1'-0"
1. EXISTING FLOOR PLAN (DEMOLITION SHOWN) AND NOTES
2. SITE PLAN AND NOTES
3. PROPOSED SECOND FLOOR PLAN
4. ROOF LAYOUT (VENTS SHOWN)
5. ELEVATIONS AND DETAILS
6. STRUCTURAL NOTES
7. FOUNDATION PLAN AND DETAILS
8. FLOOR PLAN AND ROOF FRAMING PLAN
9. STRUCTURAL DETAILS
10. CROSS SECTIONS AND CEILING FRAMING PLAN

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8. FLOOR PLAN AND ROOF FRAMING PLAN
9. STRUCTURAL DETAILS
10. CROSS SECTIONS AND CEILING FRAMING PLAN



FIRST FLOOR PLAN

5



FIRST FLOOR
USE ADJACENT

THE STORY BEHIND

FIRST FLOOR
(HOUSE ADJACENT)

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Understanding Your Needs

1. PROVIDE ANCHORAGE ORIENTED REINFORCING COUPLERS PER ALL STEELING AND REINFORCING.
2. PROVIDE PLUMBING LIGHTS AND BACKSPLASH, KITCHEN SINKS, LAUNDRY SINK, AND UTILITY SINKS AND LOCATE WITHIN PER APPLICABLE LIGHTING CODES/ORDINANCES.
3. PROVIDE THE NECESSARY CONNECTIONS OF ELECTRICAL SERVICE FROM CONNECTIONS PROVIDED BY THE CITY.
4. OUTDOOR LIGHTING SHALL BE FULLY NEEDED PLUMBING LIGHT CONTROLLER BY MOTION SENSOR - PHOTO EYE.
5. SECURITY LIGHTS SHALL HAVE IN VENTILATION, OUTSIDE TO INSIDE WALLS PER CITY AND BE PLUMBING LIGHTS PER APPLICABLE LIGHTING CODES/ORDINANCES.

DOOR SCHEDULE							REMARKS
NO.	SIZE	TYE	TYPE	GENERAL	PAINT		
1	2'-4" X 6'-6"	1-B*	HOOP	ROLLTOP CORN	WOOD		
2	2'-6" X 6'-6"	1-B*	HOOP	ROLLTOP CORN	WOOD		
3	2'-6" X 6'-6"	1-B*	HOOP	ROLLTOP CORN	WOOD		
4	3'-0" X 6'-6"	1-B*	SLIDING DOOR	ALUM	WOOD	TEMP. GLASS	

MINIMUM SCHEDULE					REMARKS
NO.	SIZE	TYPE	MAT.		
①	8'-0" X 2'-0"	SLABING	ALUM.		
②	4'-0" X 2'-0"	SLABING	ALUM.		
③	4'-0" X 4'-0"	SLABING	ALUM.		TEMP. ALUM.
④	8'-0" X 4'-0"	SLABING	ALUM.		
⑤	8'-0" X 4'-0"	SLABING	ALUM.		

ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	ENERGY OUTLET
	ENERGY OUTLET - DECODED / HALF DECODED
	INVERTER - SINGLE
	INVERTER - DOUBLE
	LIGHTING FIXTURE - SINGLE
	LIGHTING FIXTURE - HALF
	LAMP FIXTURE - DECODED
	TELEPHONE
	TELEPHONE

EMERGENCY ESCAPE & RESCUE WINDOWS

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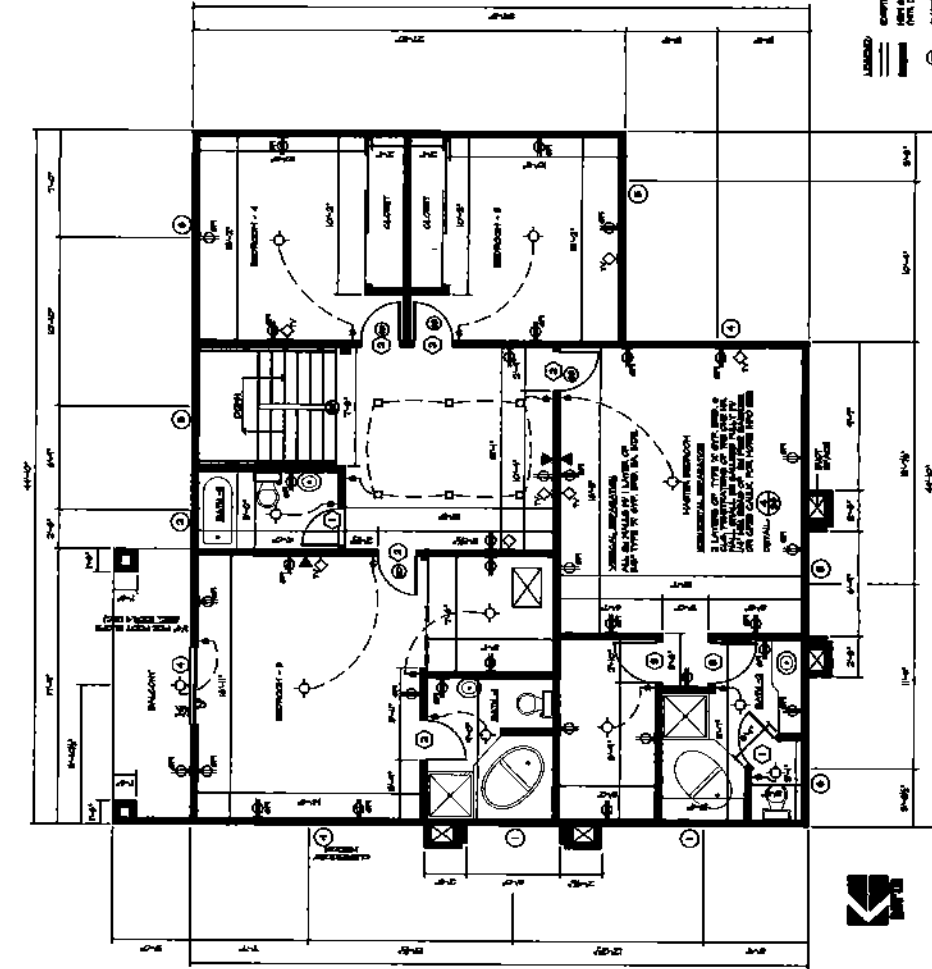
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|------------------|------------|
| WATER HEATER | WATER |
| FURNACE AIR UNIT | FURNACE |
| DEMOLITION WALLS | DEMOLITION |

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SECOND FLOOR PLAN

2011-2012



FIRST FLOOR
(HOUSE ADJACENT)

SINGLE STORY REBUILDING

SECOND FLOOR
(HALLS ADJACENT)

DOOR SCHEDULE		REMARKS			
NO.	SIZE	TYPE	CONTROL	FRAME	REMARKS
1	5'-0" X 4'-0"	H-W	HOLLOW CORE	WOOD	
2	5'-0" X 4'-0"	H-W	HOLLOW CORE	WOOD	
3	3'-0" X 4'-0"	H-W	HOLLOW CORE	WOOD	
4	6'-0" X 4'-0"	H-W	SLIPING DOOR	WOOD	TYPE 4 SLIDE

NO.	SIZE	MEDIUM	SCHEDULE	TYPE	MATL.	REMARKS
①	8" x 8" x 4"			SLIPWAG	ALUM.	
②	4" x 4" x 2"			SLIPWAG	ALUM.	
③	4" x 4" x 4"			SLIPWAG	ALUM.	
④	8" x 4" x 4"			SLIPWAG	ALUM.	
⑤	8" x 4" x 4"			SLIPWAG	ALUM.	
⑥	8" x 4" x 4"			SLIPWAG	ALUM.	

ELECTRICAL SYMBOLS	
WIRE CONNECTION	
DUPLICATION	
DUPLICATION - SECOND PAIR IDENTIFIED	
SWITCH - SINGLE	
SWITCH - DOUBLE	
SWITCH - TRIPLEX	
SWITCH - TRIPLEX - PAIR	
SWITCH - TRIPLEX - IDENTIFIED	
TELEPHONE	
TELEPHONE/TELETYPE	
TELETYPE/TELEPHONE	

Methodology 11

7. PROVIDE FACTORY-GAUGE INTERFERENCE OUTLINE FOR ALL DRILLING AND REWORKS.
8. PROVIDE FACTORY-GAUGE INTERFERENCE OUTLINE FOR ALL DRILLING AND REWORKS.
9. PROVIDE FACTORY-GAUGE INTERFERENCE OUTLINE FOR ALL DRILLING AND REWORKS.

NEW YORK

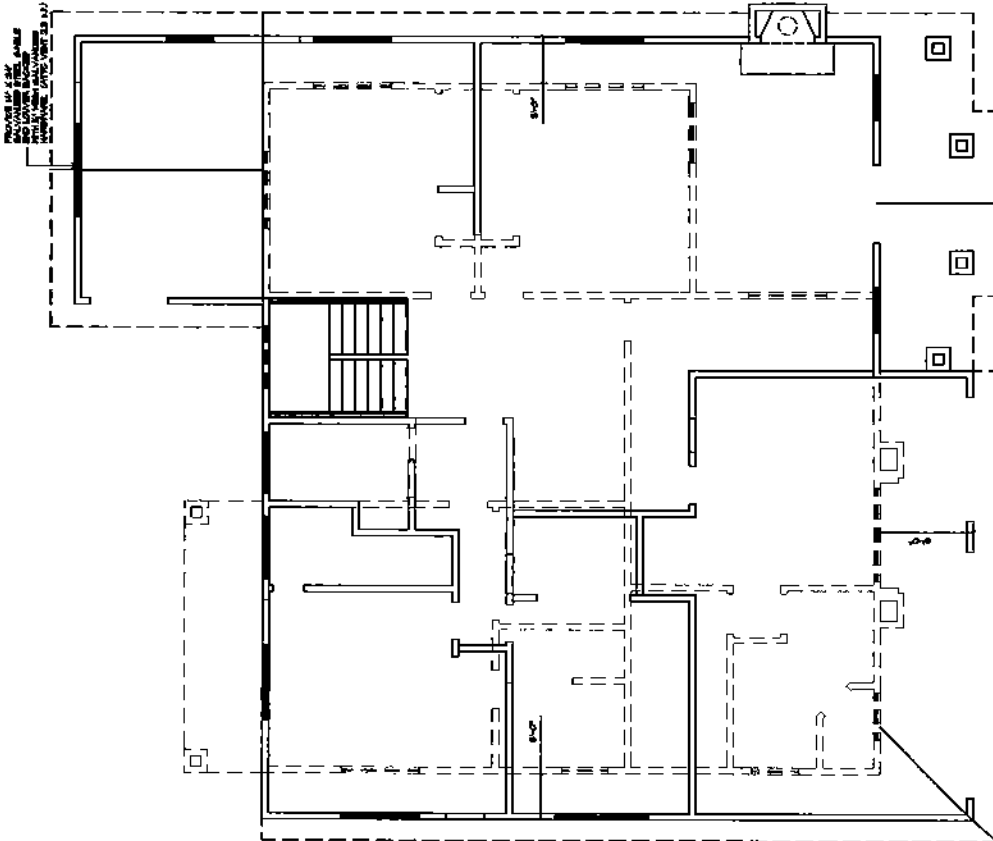
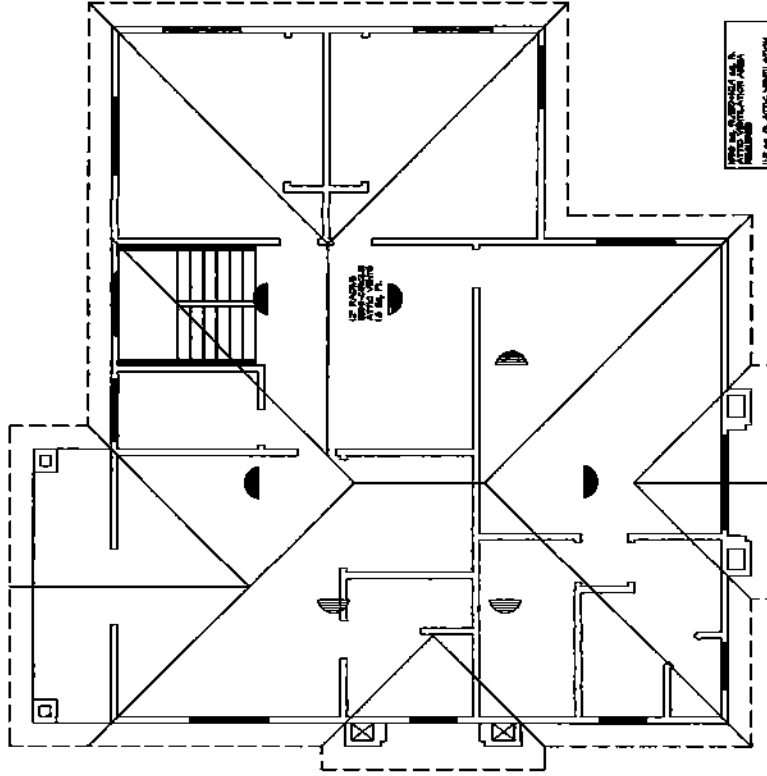
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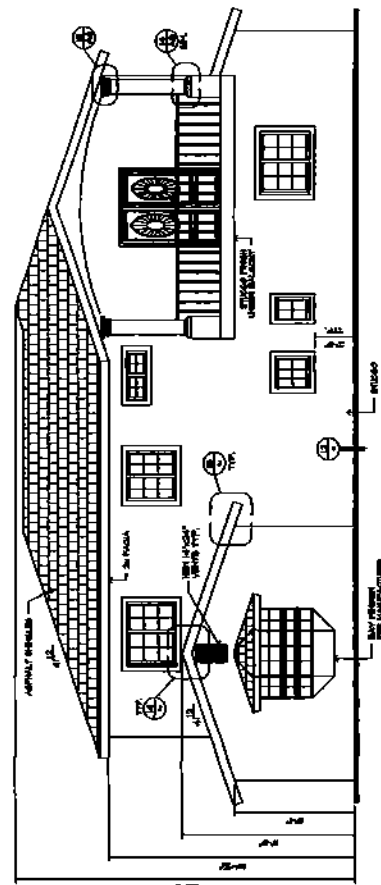
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- FROM: JAMES WALL
TO: D X 4 AY 10 04J

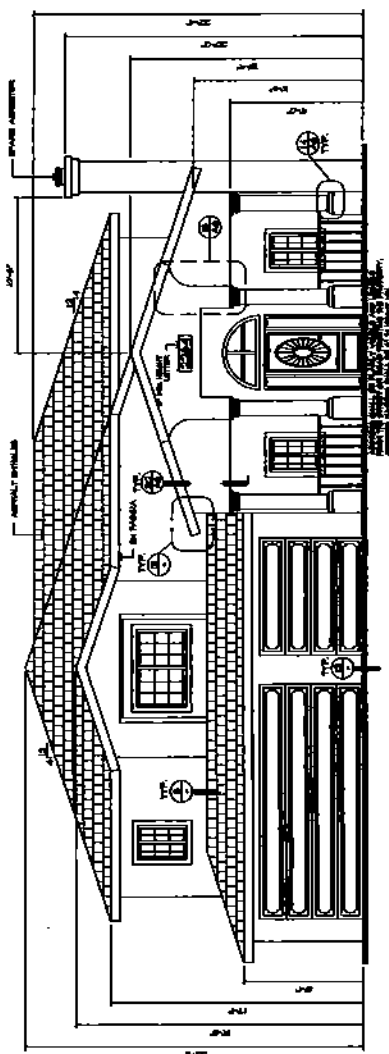
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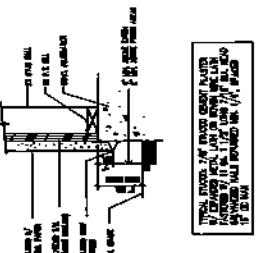
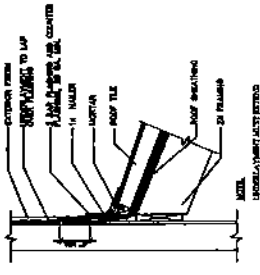
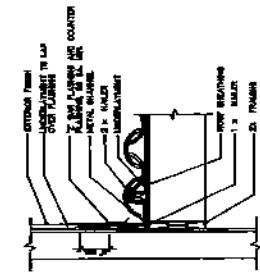




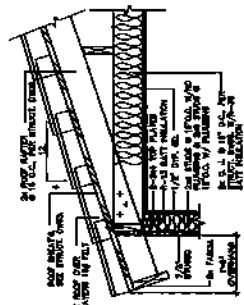
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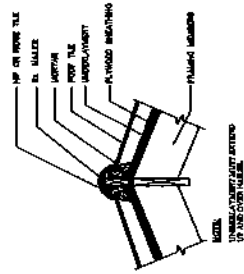
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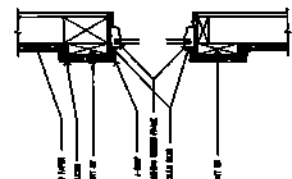
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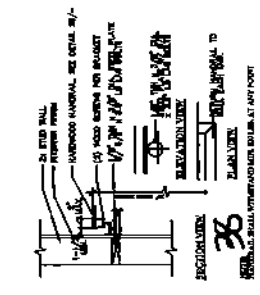
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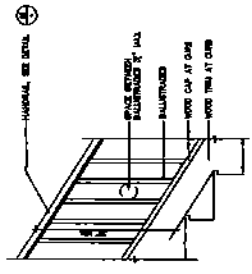
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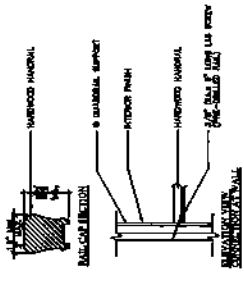
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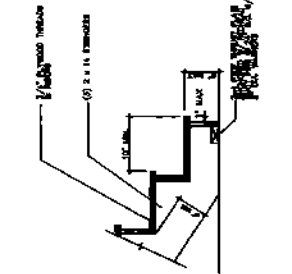
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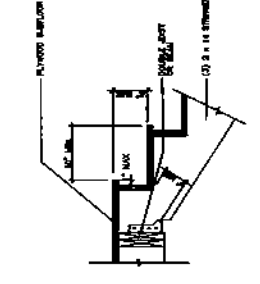
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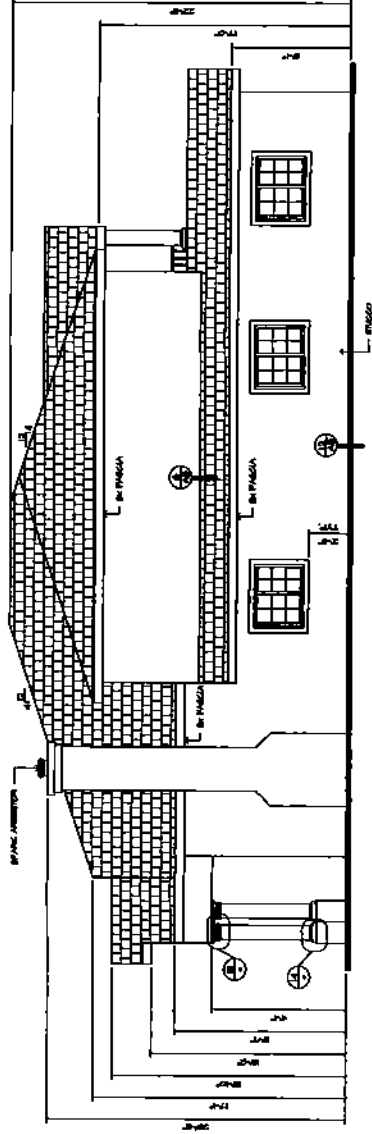
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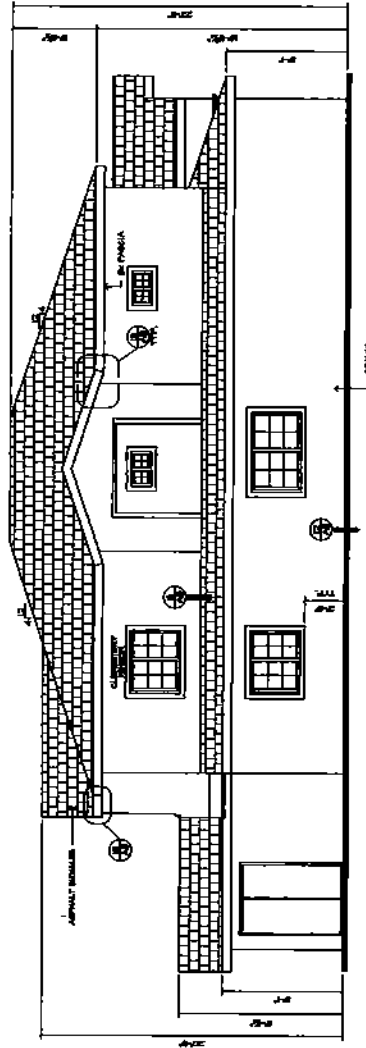
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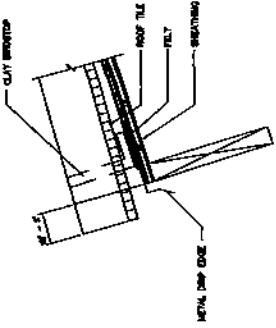
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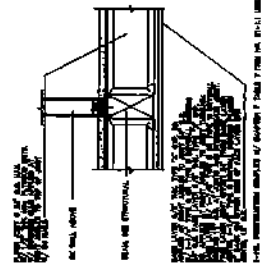
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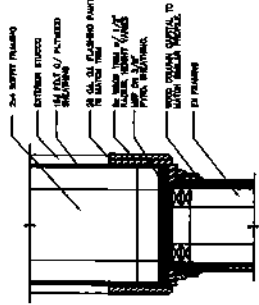
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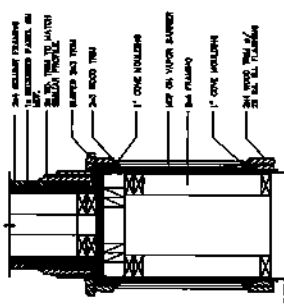
CUT BRICK



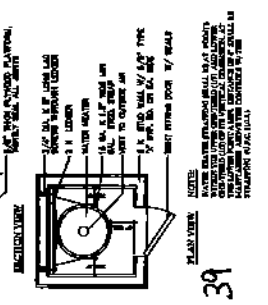
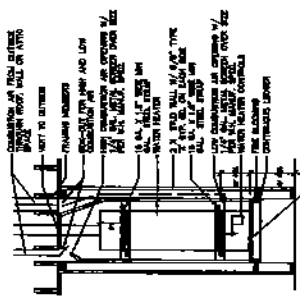
CUT BRICK



TOP OF COLUMN

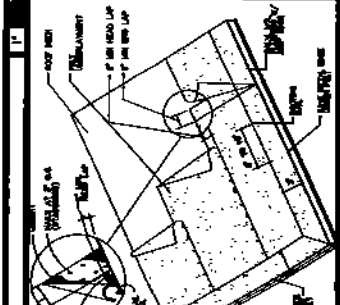
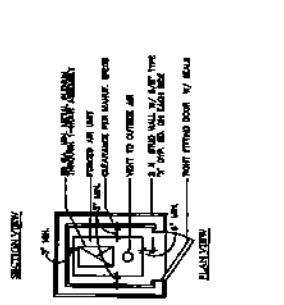
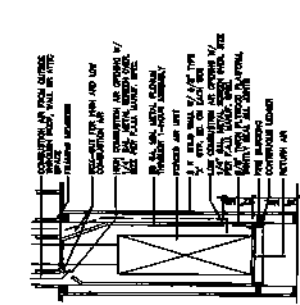


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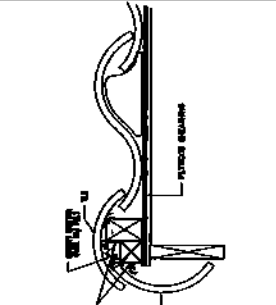


PLAN VIEW

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FELT INSULATION



RAVE WATER HEATER

SAVE DRIP STOP

DESCRIPTION

DESCRIPTION

DESCRIPTION

City of Costa Mesa

Inter Office Memorandum

To: Planning Commission

From: Jim Golfos, Chief of Code Enforcement

Date: 05-25-06

Subject: 2264 MEYER PLACE



Attached you will find the results of our investigation regarding the use of 2264 Meyer Place.

Mr. Perez allowed Code Enforcement Officer Ed Roberts and Building Inspector Gary Hook into the residence for an in depth inspection. The investigation found no evidence of people living in the garage or of an excess number people living inside the residence (see attached report and photographs). As the building permit for the utility room is some 46 years old, there is some question as to what additions to the residence were permitted.

Code Enforcement will keep the case open until the Planning Commission makes a decision on the proposed second story addition.

If the second story is approved, the additions in question will be removed for the new construction, and will no longer be an issue. Should the project be denied, Code Enforcement, along with our Building Division, will make every effort to determine what exactly was permitted in 1960, and take the appropriate action.

Should you have any further questions, please do not hesitate to contact me at (714) 754-4952.

cc: Kimberly Hall Barlow, City Attorney

Case Progression

Date	Action
05/16/2006	Complaint received by Jim Golfos through the Planning Commission.
05/16/2006	Assigned to Code Enforcement Officer Ed Roberts
05/16/2006	Case #CD06-0813 opened and the properties background work being investigated.
05/17/2006	Roberts made contact with the property owner and requested to inspect the interior to substantiate allegations. Mr. Perez requested Roberts contact him at the end of the day in order to schedule an inspection of the garage and the interior of the house.
05/18/2006	Roberts stopped by the residence in order to make contact with the owner. No contact or answer made at the door.
05/22/2006	Roberts Mailed Notice of Violation to the property owner (Juan Perez) requesting contact and requesting entry.
05/22/2006	Photographs of the residence and the exterior received through email from the reporting party. These were inserted into the City file.
05/22/2006	Planning Commission hearing continued to the meeting falling on 06/26/2006. Jim Golfos requests Roberts provide him a case update prior to the meeting.
05/23/2006	Roberts contacted Mr. Perez via telephone and established an inspection date and time. The date was set for 05/24/2006 at 3:00 p.m.

05/24/2006

Code Enforcement Officer Roberts and Building Inspector Gary Hook met with Mr. Perez at 2264 Meyer Place. A consent to enter form was signed by the property owner. Roberts and Hook inspected the interior of the property and noted the following:

- 1) The two-car garage of the residence has one car stall occupied with a makeshift storage area. The owner has used shelving and a bookcase to form an impromptu enclosure. Building Inspector Hook opined that the walls could be dismantled very easily. File cabinets and office material were observed within but no bedding or living materials were observed. (Photographs taken and inserted in the Code Enforcement file)
- 2) The service porch/game room as described in City of Costa Mesa Building Permit #11466 from the year 1960, appears to be a general-purpose room. No evidence was visible of any bedding or living related items. A cabinet and counter were observed in the room but did not contain an operable stove/range or other cooking items. Roberts and Hook observed what appear to be terminated service lines coming from the exterior to the interior of the room. (Photographs were taken and inserted in the Code Enforcement file.
- 3) Roberts and Hook toured the interior of the home along with the homeowner (Juan Perez). Roberts did not observe any evidence of a boarding house condition. Mr. Perez stated he has seven children along with a wife and relatives who stay at the residence frequently. Per Mr. Perez all rooms within the residence are occupied by family members. Most rooms contained a single bed within. Roberts did note that one bedroom appeared to have three beds occupied possibly by juveniles.